



TO LET 313a GARSTANG ROAD, FULWOOD, PRESTON PR2 9XJ

615 ft² / 57 m² Prominent corner retail premises with ancillary storage and kitchen facilities

- Well-presented shop premises occupying a prominent corner position
- Customer car parking directly adjacent to the premises
- Considered suitable for a wide variety of retail or office uses

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently situated on the corner of the A6 Garstang Road and Black Bull Lane, close to the motorway network at Junction 32 M6 and Junction 1 M55.

Forming part of a busy shopping area with occupiers close by including Costa Coffee, several estate agencies and the very popular Black Bull public house.

Description

Ground floor lock-up sale shop premises presented to a high standard with suspended ceiling and inset lighting, gas fired central heating, plaster and painted walls etc.

Customer car parking is available directly to the front and side of the property.

Accommodation

The sale area extends to approximately 615 ft² together with rear storage and kitchen facilities.

The sales shop has an aluminium shop front and return display window with overall dimensions of 19' 5" x 31' 10".

The rear storage area is approximately 7' 3" x 11' 2" and the kitchen 7' 3" x 6' 5".

Male and female WCs including disabled facility.

Services

Gas fired central heating is installed.

EPC

The Energy Performance Asset rating is Band C65. A full copy of the EPC is available at www.epcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £13,000.

Rates payable 2024/2025: 49.9p in the £

Planning

Prospective Tenants are advised to make enquiries of Preston City Council's Planning Department on 01772 906581 to confirm approval for their intended use.

Lease

The premises are offered on a 5-year lease, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

The Lease shall be upon effective full repairing and insuring terms.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each tenant is to be responsible for their own costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk